



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2022-007712 Date: 4/23/2025 Agenda Item: #2 Zone Atlas Page: C-11

Legal Description: 5 & 1 BLOCK 6 & 2, UNIT 26, VOLCANO CLIFFS.

Location: ROSA PARK RD between PASEO DEL NORTE NW.

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2024-00019 – FINAL PLAT (DHO)

1. No objection
 - a. Previous comments have been addressed.

DEVELOPMENT FACILITATIVE TEAM (DHO)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 04/23/2025

AGENDA ITEM NO: 5

PROJECT NUMBER:

[PR-2022-007712](#)

MJRFNL_PLT-2025-00001 – FINAL PLAT

IDO - 2022

PROJECT NAME:

MODULUS ARCHITECTS & CARTESIAN SURVEYS INC. agents for **ALEEM HASHAM** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 2** zoned **MX-M**, located between **PASEO DEL NORTE** and **KIMMICK DR NW** containing approximately **8.2578** acre(s). (**C-11**)

PROPERTY OWNERS: Aleem Hasham

REQUEST: Final Plat

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007712

MJRFNL_PLT-2025-00001 – FINAL PLAT

MODULUS ARCHITECTS & CARTESIAN SURVEYS INC. agents for ALEEM HASHAM requests the aforementioned action(s) for all or a portion of: Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 2 zoned MX-M, located between PASEO DEL NORTE and KIMMICK DR NW containing approximately 8.2578 acre(s). (C-11)

PROPERTY OWNERS: Aleem Hasham

REQUEST: Final Plat

IDO - 2023

Comments:

4.22.2025

Provide evidence that a Procedure C was filed for the trail along Paseo del Norte.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2022-007712 Hearing Date: 04-23-2025
Project: Lot/Tract 1, Block 2, VOLCANO CLIFFS UNIT 2 located between PASEO DEL NORTE and KIMMICK DR NW Agenda Item No: 5

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007712
Rosa Parks – Volcano Cliffs Unit 26

AGENDA ITEM NO: 5

SUBJECT: Final Plat

ENGINEERING COMMENTS:

Plat Comments:

1. No objection.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.

DATE: April 23, 2025

Transportation Development
505-924-3991 or earmijo@cabq.gov

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/23/25 -- **AGENDA ITEM:** #5

Project Number: PR-2022-007712

Application Number: MJRFNL_PLT-2025-00001

Project Name: Tracts 1-A-1 thru 1-A-6, Block 2, Volcano Cliffs Subdivision, Unit 26

Request:

Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- The Applicant is requesting a Final Plat approval by the Development Hearing Officer (DHO); the Preliminary Plat was approved by the DHO on June 12th, 2024 per PR-2022-007712 AKA PR-2019-002663 / SD-2024-00097 and approved by the City Council on April 7th, 2025 (accepting the Land Use Hearing Officer's recommendation and findings to deny the appeal of the Preliminary Plat per AC-24-28 and uphold the June 12th, 2024 DHO decision of approval) to subdivide Tract 1-A, Block 2, Volcano Cliffs Subdivision (8.2578 acres) into 6 parcels: Tract 1-A-1 consisting of 1.0212 acres; Tract 1-A-2 consisting of 1.4696 acres; Tract 1-A-3 consisting of 0.9864 acres; Tract 1-A-4 consisting of 1.3453 acres; Tract 1-A-5 consisting of 1.2919 acres; and Tract 1-A-6 consisting of 2.1434 acres.
- As of the date of this memo, staff are unaware of and have not been informed of a stay being issued by a court preventing future applications/actions on the subject property (including this application), therefore the applicant can proceed with this application at their own risk per 6-4(T)(3) and 6-4(T)(4) of the IDO.

**(See additional comments on next pages)*

COMMENTS:

1. Items Needing to be Completed or Corrected

- The Form PLT submitted for this Final Plat were signed by Hydrology on May 16th, 2024, and by Transportation and ABCWUA on May 13th, 2024, which was before the June 12th, 2024 approval of the Preliminary Plat, and appears to be identical to the signed Form PLT included in the application submittal for the Preliminary Plat. Hydrology, Transportation, and ABCWUA staff need to provide confirmation that they do not need any additional documentation and/or approvals associated with this Final Plat beyond what was previously submitted and/or approved with the Preliminary Plat.
- A letter of authorization was submitted for this Final Plat, Jaymini Hasham of Jubilee Developments LLC, authorizing Modulus Architects to act as their agent. However, the Final Plat is signed by Steven Metro, a managing partner with Group II U26 VC LLC, and Bernalillo County records show Group II U26 VC LLC as being the owner of the subject property. Confirmation must be provided as to who owns the subject property.
- An extension of the recorded IIA was submitted for this Final Plat, noting a Financial Guaranty amount of \$555,768.32 for public infrastructure. However, the Financial Guaranty amount in the recorded IIA submitted with the Preliminary Plat for PR-2022-007712 AKA PR-2019-002663 / SD-2024-00097 was \$468,810.56. Confirmation regarding the discrepancy between the two Financial Guaranty amounts must be provided, with confirmation provided as well regarding any potential revisions in public infrastructure being financially-guaranteed.
- Staff recommend the following finding be approved with this request:

The construction of the entirety of Valiente Road along the southern boundary of the subject property will be tied to any future site development on Tracts 1-A-2, 1-A-4, or 1-A-6 as depicted on the Plat.
- The review criteria for a final plat are featured below. Staff request the applicant confirm that the review criteria are being met.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
- The application number (MJRFNL_PLT-2025-00001) must be added to the Plat.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, **the date of the DHO approval must be added to the Plat.**
 - After DHO approval and final sign off, **a recorded copy of the plat must be sent** to Angela Gomez at agomez@cabq.gov and to Jay Rodenbeck at jrodenbeck@cabq.gov.
 - Per 6-6(L)(2)(d) of the IDO, the applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
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2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner(s) signatures on the Plat.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 4/22/25
